



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Planning Board Agenda

Wednesday February 10, 2016

7:00pm @ Community Development Department

1. Call to Order/Attendance/Pledge of Allegiance

2. Public Hearing –Continued from 2/3/16

Case#2015-34/Preliminary Major Site Plan/Design Review Major Subdivision/Simpson's Crossing/
55+ Housing/36 Marblehead Rd, 50 Sharon Road (25-D-39; 25-G-30, 40)

A Preliminary Major Site Plan Application and Design Review Application for a Major Subdivision has been submitted for 36 Marblehead Road (25-G-30, 40) and 50 Sharon Road (25-D-29), located in the Residence District A zone and Wetland and Watershed Protection District (WWPD) Zone. The applicant, Joseph Maynard, of Benchmark Engineering, Inc., on behalf of the property owners, South Fork Properties, LLC, Windham Marblehead Properties, LLC, and the Sally D'Angelo Trust, is proposing to adjust the lot line of Lot 25-D-39 and merge a portion of it with Lots 25-G-30, 40 for the purposes of constructing a 55+ housing community consisting of 37 single-family units and including related parking, drainage, and snow storage areas on property sized +/- 50 acres. New private roads are proposed to access the development. A WWPD Special Permit will be required at the time a final application is submitted due to proposed disturbance for the installation of roads, parking, and drainage features.

3. Master Plan Phase I Workshop-Vision & Goals Chapter

4. Minutes Review and Approve

- December 2nd, 2016
- December 5th, 2016 (Site walks, 2 sets)
- December 9th, 2016
- December 16th, 2016

5. Old/New Business (Not to include discussion of pending applications or decisions on matters requiring public notice)

6. Adjournment

UPCOMING MEETINGS:

February 17th

February 24th

March 2nd

March 16th